

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: PROPOSED DISPOSITION OF DISPOSITION PARCEL C-1b
WASHINGTON PARK URBAN RENEWAL AREA
PROJECT NO. MASS. R-24

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority" has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance to the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the Washington Park Urban Renewal Area, Project No. Mass. R-24 hereinafter referred to as the "Project Area" has been duly reviewed and approved in full compliance with local, state and federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, creed or national origin; and

WHEREAS, the Montessori Family Centre, Inc. has expressed a desire to purchase Disposition Parcel C-1b in the Washington Park Project Area for the purpose of constructing a school facility;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That the Montessori Family Centre, Inc. be and hereby is tentatively designated as Redeveloper of Disposition Parcel C-1b subject to the following:

- a. submission within forty-five (45) days of preliminary plans indicating the proposed landscaping, ingress and egress, and number of parking spaces.
- b. submission of evidence of the availability of necessary funds within forty-five (45) days in a form satisfactory to the Authority; such form to indicate both the availability of equity funds and evidence of firm financing commitments from lending institutions.

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MEMORANDUM

April 16, 1970

TO: Boston Redevelopment Authority

FROM: John D. Warner, Director

SUBJECT: Tentative Designation of Developer
Disposition Parcel C-1b
Washington Park Urban Renewal Area R-24

The Montessori Family Centre, Inc., is a non-profit, non-sectarian corporation which sponsors the Montessori Children's House which has been operating in Roxbury since 1964. The Centre has established a school serving almost 300 children and has operated three Government-sponsored Head Start programs serving approximately 165 children. The Centre presently occupies two floors of the unused portion of the St. Francis DeSales School in the Campus High School project area. Since the Centre must relocate from its present location to serve the purposes of the Campus Project development, it has submitted a Letter of Intent requesting the purchase of Parcel C-1b in the Washington Park Project Area.

The Montessori Family Centre, Inc. expresses its desire to construct a new school in order to continue its educational activities for children between the ages of two and six. The Centre has selected Kent Cruise and Partners as architects and designers. The William Charles Construction Company of Roxbury would be the General Contractor. The proposed financing would be from funds on hand and private lending sources. Cost of the initial school building and site development is estimated to be approximately \$350,000.

Parcel C-1b is located at the intersection of Warren Street and Walnut Avenue adjacent to the Warren Gardens Housing Development. The parcel has extremely poor topography consisting primarily of ledge outcropping. It is anticipated that the land cost will be \$5,000.

Since the Montessori Family Centre, Inc. must relocate, and it desires to commence construction by June 1, 1970, it is recommended that they be tentatively designated as developer of Parcel C-1b. This tentative designation would be subject to the usual controls and restrictions of the Authority and would request specific financial commitment prior to final designation.

An appropriate Resolution is attached.

Attachment

2. That the disposal of said parcel by negotiation is the appropriate method of making the land available for redevelopment.

3. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(e) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).

4. That this tentative designation is also subject to:

- (a) Concurrence in the proposed disposal transaction by the U. S. Department of Housing and Urban Development; and
- (b) Publication of all public disclosure and issuance of all approvals as may be required by the Massachusetts General Laws and Title I of the Housing Act of 1949, as amended.